Instr:200004280042186 Page: 1 OF 2
REC'D FOR REC 04/28/2000 1:35:25PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $392.20

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 106,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF April, 20 00

Notary Public

MY COMMISSION EXPIRES: March 23, 2002
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Deanie L. Gregory, Attorney-at-Law, 223 Madison Street, S. 103, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bonnie L. Virgin (NAME)	Same as New Owners (NAME)	MAP 75-6
P.O. BOX 633 4246 Sweden Drive (ADDRESS)	P.O. BOX 633 4246 Sweden Drive (ADDRESS)	PARCEL 24
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Hermitage, TN 37076 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Kimberly F. Swint

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bonnie L. Virgin and husband, Denver R. Virgin

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being lot No. 265 on the plan of Hermitage Estates, Section Two, of record in Book 3700, Page 23, Register's Office for Davidson County, Tennessee, which plan reference is hereby made for a more complete description thereof.

Said Lot No. 265 fronts 90.0 feet on the westerly margin of Sweden Drive and extends back 134.77 feet on the northerly line and 134.79 feet on the southerly line to a dead line in the rear, measuring 90.0 feet thereon.

Being the same property conveyed to Kimberly F. Swint by deed from Van A. Lambeth and wife, Sue Ellen Barnard, as of record in Book 9537, Page 927, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO RESTRICTIVE COVENANTS OF RECORD IN BOOK 3460, PAGE 583; BOOK 4200, PAGE 227; BOOK 3924, PAGE 25 AND BOOK 3952, PAGE 881, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES, ETC., IF ANY, AS MAY BE SET FORTH ON THE PLAN OF HERMITAGE ESTATES, SECTION TWO, OF RECORD IN BOOK 3700, PAGE 23, SAID REGISTER'S OFFICE.

unimproved ( )
This is improved (X) property, known as 4246 Sweden Drive, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 27th day of April, 20 00

Kimberly F. Swint

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kimberly F. Swint

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 27th day of April 20 00.

Commission expires March 23, 2002

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public